ADA IMPROVEMENTS/ELEVATOR

WESTERN MIDDLE SCHOOL
1 WESTERN JR HIGHWAY
GREENWICH, CT 06830
BID #2569-26

S/P+A PROJECT #23.097

DATE: March 23, 2026

The following changes to the Drawings and Project Specifications shall become a part of the Drawings and Project Specifications; superseding previously issued Drawings and Project Specifications to the extent modified by Addendum #6.

General Information:

- The deadline for RFIs is Wednesday, March 25, 2026, 12:00pm.
- The deadline for posting addenda is Friday, March 27, 2026, 12:00pm.

Changes to Addenda:

- ADDENDUM #5, Changes to the Specifications, BID FORM, delete in its entirety. A new BID FORM has been added and is attached as part of this addendum. (4) *(Per Internal Review)*

New Specifications:

- The following sections have been added and are attached as part of this addendum.
    - Section 012100 Allowances (3) *(Per Internal Review)*
    - Geotechnical Engineering Technical Memorandum (7) *(Per Internal Review)*

Changes to the Specifications:

- TABLE OF CONTENTS:
    - Page 1, Division 01 – General Requirements, add the following:

      "Section 012100 Allowances 3" *(Per Internal Review)*

    - Page 4, Appendices, add the following:

      "Geotechnical Engineering Technical Memorandum, March 2026 7" *(Per Internal Review)*

The bid date remains Wednesday, April 1, 2026 at 1:00pm by this addendum.
The addendum consists of fifteen (15) pages of 8½" x 11" text.
End of Addendum #6

(To be submitted in duplicate)

BIDDER: _____
Name

_____
Address

To: **Purchasing Department**
101 Field Point Road
Greenwich, CT 06830

Project: **Western Middle School ADA Improvements/Elevator**
1 Western Jr Highway
Greenwich, CT 06830
Bid #2569-26

In preparing this bid, we have carefully examined the Bidding Documents for this Project. We have visited the site and noted the conditions affecting the Work.

The Bidding Documents referred to include Drawings and Project Manual dated January 30, 2026, prepared by Silver/Petrucelli + Associates, Inc., Hamden, Connecticut.

We propose to perform the work described in the Bidding Documents, in keeping with definitions of Article 1 of the Instructions to Bidders, for the Base Bid Sum as follows:

Base Bid:

Entire Project for the Total Cost of:

$ _____ Dollars ($ .00).
written figure

We will commence work on the project _____ calendar days after receipt of "Notice to Proceed" or signing of Contract, whichever is sooner. We will be able to substantially complete the project within _____ calendar days thereafter. (Also refer to SIB 1.1.B).

Allowances: (See Section 012100)

Allowance #1: Ledge Removal (part of Base Bid) $ _____

Unit Prices:

As required by the Base Bid, should deteriorated or damaged materials be required to be removed as determined by the Architect or Owner, the cost to remove and replace the referenced material, (or credit for specified material not provided or installed) including all labor, material, equipment, and related furnishings is as follows:

Item	Description	Unit Price
1.	Small containment preparation containment (less than 160 square/260 linear feet of asbestos-containing material) Pricing for containments with larger amounts of materials are to be INCLUDED in the unit prices themselves listed below. There is no separate unit price for containments with larger amounts	$ containment

Item	Description	Unit Price
2.	Cove base and adhesives (multiple layers, including contaminated substrates), removal and disposal as ACM	$ lf
3.	Floor tile/flooring materials and mastics (includes all layers of carpeting, adhesives, multiple layers of floor tiles/flooring materials/linoleum/rolled gym flooring/sheet flooring/vinyl flooring/wood/mastics, levelastics, contaminated flooring materials, etc.), removal and disposal as ACM	$ sf
4.	Mudded pipe fitting insulation, removal and disposal as ACM	$ fitting/joint
5.	Glove bag, removal and disposal as ACM	$ bag
6.	Pipe and pipe fitting insulation, removal and disposal as ACM	$ lf
7.	Floor spacer material (including contaminated substrates), removal and disposal as ACM	$ lf
8.	Duct insulation (including contaminated substrates), removal and disposal as ACM	$ sf
9.	Duct adhesives (including contaminated substrates), removal and disposal as ACM	$ sf
10.	Duct seam/flange sealants (including contaminated substrates), removal and disposal as ACM	$ lf
11.	Duct vibration isolation cloth, removal and disposal as ACM	$ cloth
12.	Light backing paper insulation, removal and disposal as ACM	$ light fixture
13.	Electrical insulation, removal and disposal as ACM	$ lf
14.	Laboratory sink undercoating, removal and disposal as ACM	$ sink
15.	Fire door/insulation, removal and disposal as ACM	$ door
16.	Laboratory countertop/adhesive/caulking compounds, removal and disposal as ACM	$ sf
17.	Transite cement board, removal and disposal as ACM	$ sf
18.	Wall adhesives including contaminated substrates (mirrors/blackboards/bulletin boards/wood/wall tiles, etc.), removal and disposal as ACM	$ sf
19.	Vermiculite and associated wall/ceiling materials (including contaminated substrates), removal and disposal as ACM	$ sf
20.	Wall/Ceiling plaster (multiple layers) and supporting systems and contaminated substrates, removal and disposal as ACM	$ sf
21.	Wall/Ceiling board/sheetrock/taping/joint compounds (multiple layers), removal and disposal as ACM	$ sf
22.	Wall, ceiling tile, glue daubs and contaminated substrates, removal and disposal as ACM	$ sf
23.	Dampproofing/Tars/Mastics – interior/exterior walls/floors/slab/foundations and associated substrate/adjacent materials (includes multiple layers, contaminated materials and substrates), removal and disposal as ACM	$ sf of walls
		$ sf of slabs
		$ sf of foundations
24.	Caulking, glazing and sealant compounds (includes substrate and contaminated materials), removal and disposal as ACM	$ lf

Item	Description	Unit Price
		$ window opening (multiple windows/sizes exist in openings)
		$ door opening (multiple doors/sizes exist in openings)
25.	Caulking, glazing, and sealant compounds, removal and disposal as PCB >50ppm (PCB Bulk Product Waste)	$ lf
		$ window opening (multiple windows/sizes exist in openings)
		$ door opening (multiple doors/sizes exist in openings)
26.	Caulking, glazing, and sealant compounds, removal and disposal as ACM and PCB >50ppm (PCB Bulk Product Waste)	$ lf
		$ window opening (multiple windows/sizes exist in openings)
		$ door opening (multiple doors/sizes exist in openings)
27.	Roofing core/field base material (includes multiple layers and substrates), removal and disposal as ACM	$ sf
28.	Roof and gutter flashing (includes multiple layers and substrates), removal and disposal as ACM	$ sf
29.	Bedrock/Ledge cutting and removal (including labor, equipment, disposal, protection of adjacent construction, and restoration)	$ cy
30.	Soil removal, (including labor, equipment, disposal, retention, shoring, and engineering)	$ cy
31.	Soil retention for Scenario Three within Geotechnical Engineering Technical Memorandum (including engineering)	$ cy
32.	Underpinning as noted on the drawings	$ lf

If written notice of the acceptance of this Bid is mailed, telegraphed, or delivered to the undersigned at the Address designated below, within ninety (90) days after the date of Bid Opening, or any time thereafter before this Bid is withdrawn, the undersigned will, within ten (10) days after the date of mailing, telegraphing, or delivering of the notice, execute and deliver a contract in the Standard Form of Agreement Between the Owner and Contractor, AIA Document A101, or similar contract modified as may be mutually agree upon.

The undersigned acknowledges that he has examined the documents, visited and examined the site as required under "Instructions to Bidders", examined the availability of labor and materials and further agrees to comply with all the requirements as to the conditions of employment and wage rates set forth by the State of Connecticut Department of Labor.

Addenda:

The undersigned acknowledges receipt of the following addenda to the Contract Documents, listed by number and date:

Number , Dated: _____ Number , Dated: _____
Number , Dated: _____ Number , Dated: _____

Exceptions: _____

_____

_____

_____

ATTACHMENTS – Attached hereto is:

1. **Bid Bond**
2. **Contractor Prequalification Statement**
3. **Update Bid Statement**
4. **Non-Collusive Statement/Code of Ethics**
5. **Bidder Information**
6. **Insurance Procedures**

Signature: _____ Date: _____

Printed Name and Title
of Agent submitting bid: _____

Name of Company: _____

Address: _____

Telephone Number: _____ Fax Number: _____

E-mail: _____

This Bid may be withdrawn prior to the scheduled Bid Opening or any postponement thereof.

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements governing allowances.

1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to the Contractor. If necessary, additional requirements will be issued by Change Order.

B. Types of allowances include the following:

1. Quantity allowances.

C. Related Sections:

1. Section 012200 "Unit Prices" for procedures for using unit prices.
2. Divisions 02 through 49 Sections for items of Work covered by allowances.

1.3 SELECTION AND PURCHASE

A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.

B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.

C. Purchase products and systems selected by Architect from the designated supplier.

1.4 SUBMITTALS

A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

C. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.

D. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 COORDINATION

A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.6 QUANTITY/LUMP-SUM ALLOWANCES

A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.

B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner under allowance shall be included as part of the Contract Sum and not part of the allowance.

C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.

1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.7 ADJUSTMENT OF ALLOWANCES

A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.

1. Include installation costs in purchase amount only where indicated as part of the allowance.
2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.

B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.

1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

A. **Allowance #1: Ledge Removal:** Include in the Base Bid an allowance of 35 cubic yards of excavated/removed ledge in the footprint of where the new elevator is to be built. Refer to Structural Drawings and Geotechnical Engineering Technical Memorandum for additional information. Work to include all shoring, underpinning, and retention engineering as required. Compensation for this work shall be on the unit price basis in the Bid Form, tickets submitted by the Contractor for the quantity of exported material, and signed off by the Owner/OPM.

END OF SECTION 012100

LANGAN

Technical Memorandum

555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

To: Michelle Miller (Silver Petrucelli)

From: Lee Chrisman & Al Jones, P.E. (Langan)

Info: Luigi Peronace (MHAI)

Date: 20 March 2026 – ***revised 23 March 2026***

Re: **Geotechnical Engineering Technical Memorandum**
Western Middle School ADA Improvements ("The Project")
Greenwich, Connecticut
Langan Project No.: 140336201

This memorandum presents potential geotechnical options for temporary and permanent support of excavation and underpinning to facilitate the construction of a proposed elevator at the Western Middle School in Greenwich, Connecticut. No subsurface exploration work has been conducted to date. The purposes of this memorandum were to review available information and to develop options that bidding contractors can consider in lieu of a subsurface exploration. At the on-set of construction, a subsurface exploration must be conducted to confirm the approach for temporary and permanent support of excavation and underpinning. We understand that the contractor's engineer will be responsible for design of said structures. Our work was performed in accordance with our approved proposal (4 March 2026).

SITE DESCRIPTION & AVAILABLE INFORMATION

The proposed improvements are on the Western Middle School Campus located at 1 Western Junior Highway, Greenwich, Connecticut. The site is bound by the school parking lot to the north, Western Junior Highway to the west, tennis courts and vegetation to the south, and Muskrat Pond Drive to the east. The focus of this memorandum is the basement of the Classroom Wing of the existing school.

We reviewed available historic structural plans for the original construction entitled "Classroom Wing Foundation Section Details" by J. Gordon Carr & Associates (23 April 1960). The original structure is either supported on (1) shallow spread footings bearing on bedrock using a 30 ton per square foot bearing pressure (where bedrock is shallow) or (2) piers extended down to bedrock (where bedrock is deeper than the proposed footing elevations). The extent of bedrock removal is not known during the original construction.

In the subject area, there is an upper slab at el +77'-8" and a lower slab at el +66'-0"; the two slabs are separated by a below-grade wall (depicted as west wall herein). Shallow spread footings

bearing on rock are depicted in this area and the original top of rock elevation is depicted above the proposed bottom of footing elevation.

PROPOSED CONSTRUCTION

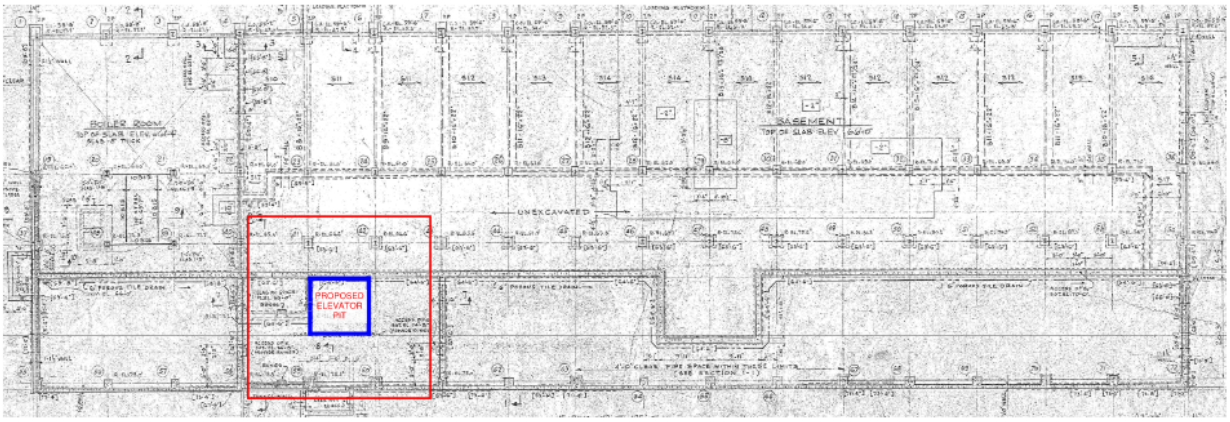
The proposed development includes installing a new elevator pit in the ground floor of the Classroom Wing of the existing school. The top of slab of the proposed elevator pit is about el +60'-4" and will be built up against the west wall.

DISCUSSION

Based on the existing and proposed conditions, we expect that a combination of temporary support of excavation structures, underpinning, rock removal, and rock stabilization will be required to facilitate the construction of the proposed elevator pit. The current subsurface conditions in the area of the proposed elevator pit are unconfirmed as (1) the 1960 place are as-planned and do not represent the current conditions post original construction and (2) no recent subsurface exploration work has been completed to date in the area.

We have summarized the following possible scenarios that may be encountered.

AREA OF WORK



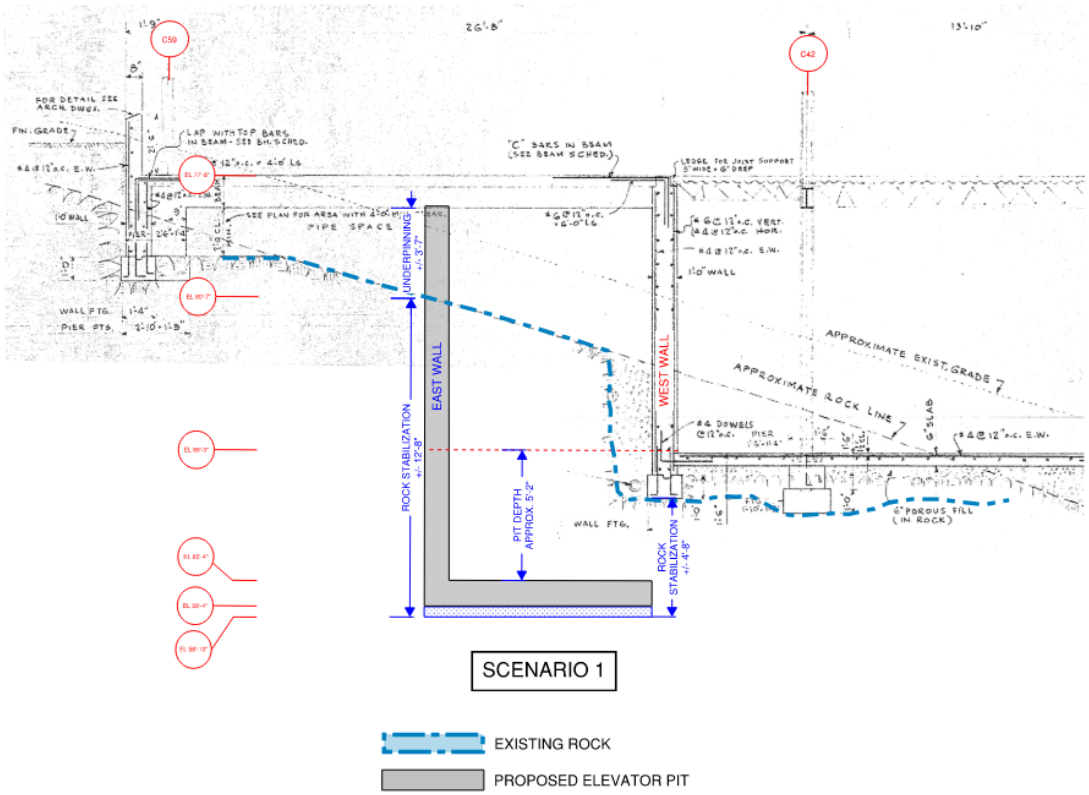
GROUND FLOOR FRAMING PLAN

GENERAL AREA OF WORK

Scenario One

Scenario one proposes the conditions shown in the existing structural foundation plan and our assumption for what happened during the original construction and associated rock removal. The rock line has been cut adjacent to the western wall, and all existing footings bear on the rock beneath. The eastern wall will have a retained soil height of about 3'-7" requiring underpinning above and a stabilized rock height of about 12'-8" below. The elevator pit slab would bear on rock. The western wall would be supported on stabilized rock.

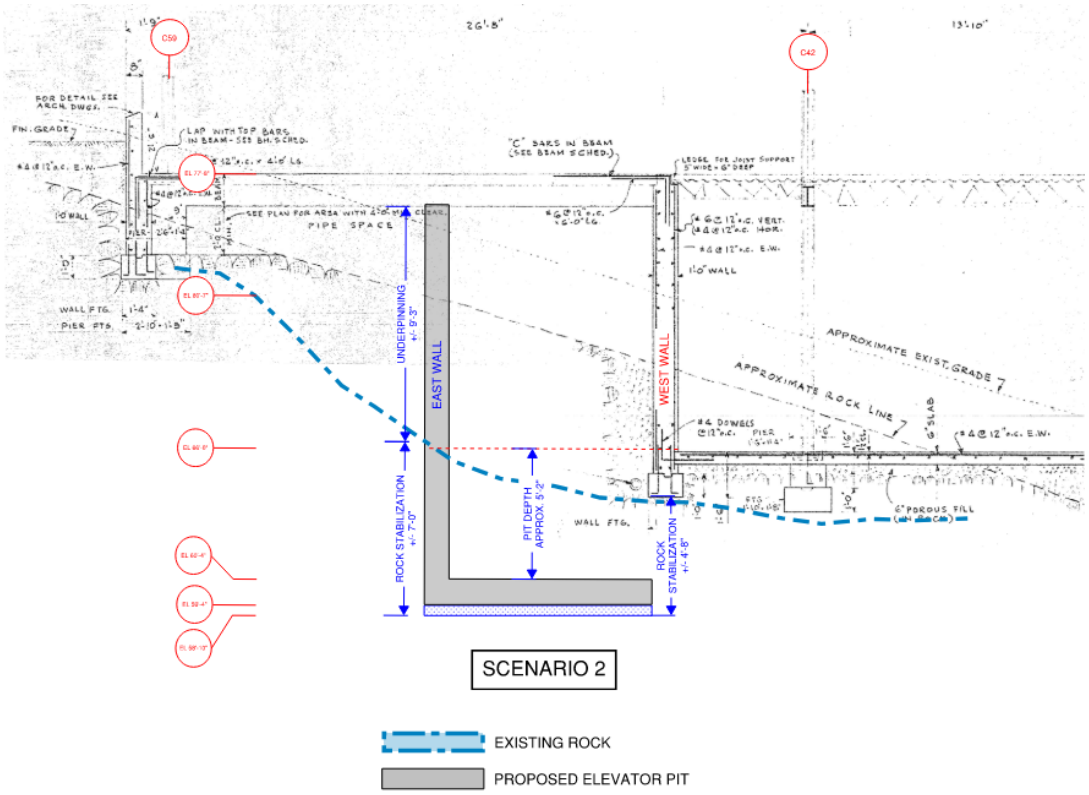
SCENARIO 1		
	Eastern Wall	Western Wall
Height of Retained Soil Requiring Underpinning	+/- 3'-7"	N/A
Height of Stabilized Rock	+/- 12'-8"	+/- 4'-8"
Elevator Pit Bearing Material	Rock	



Scenario Two

Scenario two proposes that the rock has been sloped down from the bottom of footing of the exterior wall to the east to the footing of the western wall. The eastern wall will have a retained soil height of about 9'-3" requiring underpinning above and a stabilized rock height of about 7'-0" below. The elevator pit slab would bear on rock. The western wall would be supported on stabilized rock.

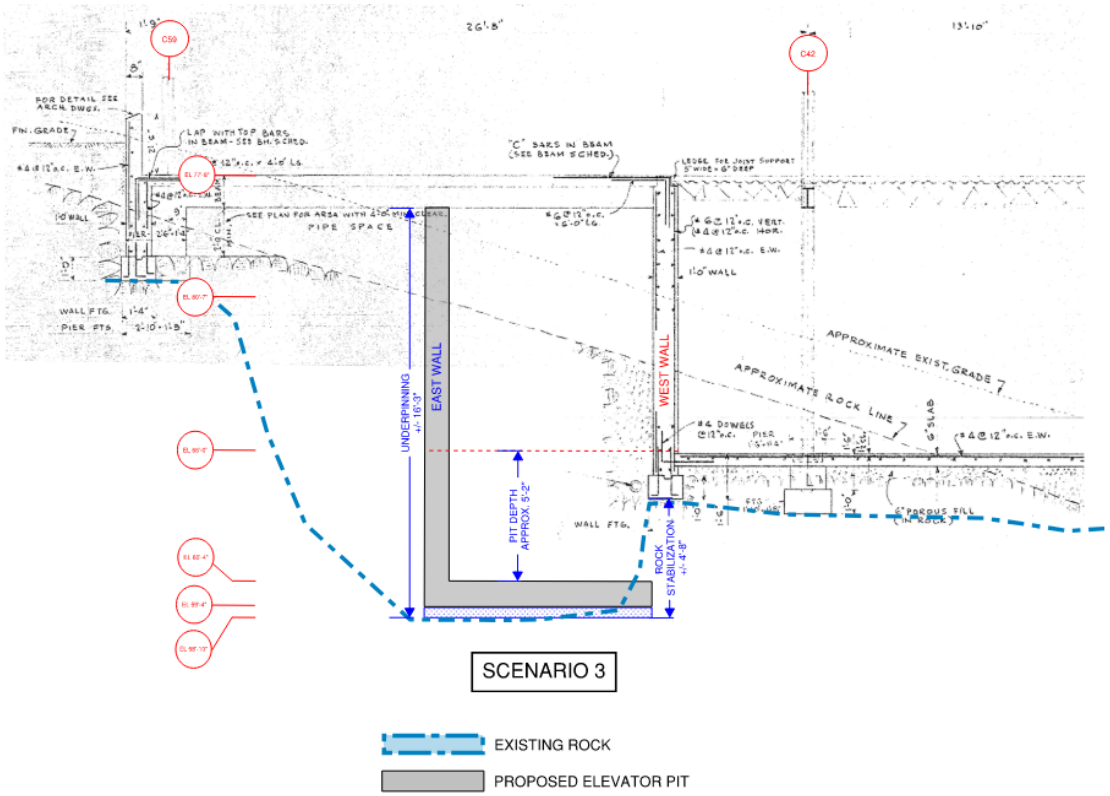
SCENARIO 2		
	Eastern Wall	Western Wall
Height of Retained Soil Requiring Underpinning	+/- 9'-3"	N/A
Height of Stabilized Rock	+/- 7'-0"	+/- 4'-8"
Elevator Pit Bearing Material	Rock	



Scenario Three

Scenario three proposes that the rock has been excavated to about an elevation of +58'-10" with existing footings bearing on rock. In this scenario, the eastern wall will require full height underpinning or temporary support of excavation, to a height of about 16'-3". The western wall will bear on stabilized rock. No stabilized rock would be present along the proposed walls and no rock cutting would be necessary. The elevator pit slab would bear on rock and/or soil.

SCENARIO 3		
	Eastern Wall	Western Wall
Height of Retained Soil Requiring Underpinning	+/- 16'-3"	N/A
Height of Stabilized Rock	N/A	+/- 4'-8"
Elevator Pit Bearing Material	Rock and soil	



UNDERPINNING

Slab Underpinning

In locations where underpinning is necessary, conventional underpinning concrete piers can be constructed to transfer the loads to the same elevation of the proposed elevator pit (or top of rock elevation) and prevent undermining. The underpinning should be designed by the Contractor's Professional Engineer registered in the State of Connecticut.

Foundation Underpinning

Conventional underpinning consisting of contiguous concrete piers extending from the bottom of the existing foundation to the top of rock elevation will be required to transfer the adjacent structures loads to the bedrock. The concrete piers are constructed in individually sheeted excavations not exceeding 4-feet width and they typically are constructed in an alternating sequence so there is at least 12 feet clearance between simultaneous pier excavations. The foundation load should be transferred to the underpinning pier with cement dry-pack, steel plates, and steel wedges. The underpinning should be designed by the Contractor's professional engineer registered in the State of Connecticut.

Rock Removal & Stabilization

Specialty rock removal equipment with limited access ability will be required where rock is encountered. Rock bolts with shotcrete face can be used to support the excavation where rock is encountered. A combination of rock bolts can be used to support the excavation face depending on the subsurface materials and specific cut locations. The spacing of elements (typically about 5 to 8 feet on center in a grid pattern) is typically closer than intermediate bracing for a soldier pile and lagging system. The locations of anchors will need to be coordinated with existing utilities, building foundations, and any below-grade utilities. The shotcrete is typically about 6 inches thick and reinforced with wire mesh.

MONITORING

We recommend developing a monitoring program and incorporating it into the contract documents. Monitoring should include means to measure structural and ground movement and vibrations. The purpose of performing monitoring is to provide reasonable feedback to the contractor with respect to protecting existing structures, and to assess any necessary changes to means and methods of construction. For pricing purposes, vibrations should be limited to 0.5 inches per second at the nearest existing structure location.

Dewatering

The contractor should be prepared to dewater the excavation during construction if there is groundwater present in the excavation (whether it's a static elevation within the rock or perched on top of rock) such that the construction occurs 'in the dry.'

LIMITATIONS

The conclusions and recommendations provided in this memorandum result from our interpretation of structural information provided by the project team. Actual subsurface conditions may vary. Recommendations provided are dependent upon one another and no recommendation should be followed independent of the others.

Any proposed changes in structures or their locations should be brought to Langan's attention as soon as possible so that we can determine whether such changes affect our recommendations.

This memorandum has been prepared to assist the contractor in the design process and is only applicable to the design of the specific project identified. The information in this report cannot be utilized or depended on by engineers or contractors who are involved in evaluations or designs of facilities (including underpinning, grouting, stabilization, etc.) on adjacent properties which are beyond the limits of that which is the specific subject of this report. This report shall not be used for the design of temporary works including scaffolding, construction hoists, and crane pads.

Environmental issues (such as permitting or potentially contaminated soil and groundwater) are outside the scope of this study and should be addressed in a separate evaluation.